CITY OF CLEVELAND
Mayor Frank G. Jackson

Board of Zoning Appeals
601 Lakeside Avenue, Room 516
Cleveland, Ohio 44114-1071
Http://planning.city.cleveland.oh.us/bza/bbs.html
216.664.2580

FEBRUARY 23, 2014

9:30
Calendar No. 15-003: **1460 East 9th Street** **Ward 3**
Joe Cimperman
13 Notices

City of Cleveland, owner, and Hampton Inn, tenant proposes to install a 5 foot high solid metal gate in side street yard in an E5 General Retail Business District. The tenant applies for relief from the strict application of Section 358.05(a)(2) of the Cleveland Codified Ordinances which states a fence/gate in the side street yard in a General Retail Business District cannot exceed four feet in height and must be at least 50% open above two feet in height (Jan. 21, 2015).

9:30
Calendar No. 15-004: **4121 East 113 Street** **Ward 2**
Zachary Reed
9 Notices

Anand Sahye, owner, proposes to erect a 10' x 8' 2 story frame front porch enclosure and 16' x 24' rear 2 story frame family room addition in a B1 Two Family Residential District. The owner appeals for relief from the strict application of the following sections of the Cleveland Codified Ordinances:

1. Section 357.09 which states that the required interior side yard shall in no case be less than one fourth the height of the main building. In this case that side yard shall not be less than 8 feet and 3 feet are proposed.
2. Section 357.13 which states that enclosed porches shall not project more than 4 feet where 8 feet are proposed and are not to have an aggregate vertical area in any story more than twenty percent of the area of the façade in that story (Filed January 22, 2015).

9:30
Calendar No. 15-005: **2021 West 19 Street** **Ward 3**
Joe Cimperman
9 Notices

DI Development, owner, proposes to erect a 22' x 83' 3 story two family residence with an attached garage in a B1 Two Family Residential District. The owner appeals for relief from the following sections of the Cleveland Codified Ordinances:

1. Section 355.04(b) which states that the maximum gross floor area shall not exceed 50 percent of the lot area. In this case 50 percent of the lot area is 1,496 square feet and 4, 265 square feet are proposed.
2. Section 355.04(b) which states that the minimum lot width permitted for a two family use is 50 feet and 30 feet are proposed.

3. Section 355.04(b) which states that the minimum required lot area for a two family house is 6000 square feet and 2,992 square feet are proposed.
4. Section 357.04(b) which states that the required front yard is 14'-9" and 10 feet are proposed.
5. Section 357.08(b)(1) which states that the required rear yard is 34'-6" and 6 feet are proposed.
6. Section 357.09(2)(B) which states that no building shall be erected less than 10 feet from a main building on an adjoining lot within a Residence District; 6 feet and 4 feet are proposed. Also, the interior side yard shall not be less than one fourth the height of the main building on the same premises; in this case 8 feet 6 inches are required where 5 feet and 1 foot are proposed. (Filed January 22, 2015)

9:30
Calendar No. 15-006: 2025 West 19 Street Ward 3
Joe Cimperman
9 Notices

DI Development, owner, proposes to erect a 24' x 83' 3 story two family residence with an attached garage in a B1 Two Family Residential District. The owner appeals for relief from the following sections of the Cleveland Codified Ordinances:

1. Section 355.04(b) which states that the maximum gross floor area shall not exceed 50 percent of the lot area. In this case 50 percent of the lot area is 1,496 square feet and 4,518 square feet are proposed.
2. Section 355.04(b) which states that the minimum lot width permitted for a two family use is 50 feet and 30 feet are proposed.
3. Section 355.04(b) which states that the minimum required lot area for a two family house is 6000 square feet and 2,992 square feet are proposed.
4. Section 357.04(b) which states that the required front yard is 14'-9" and 10 feet are proposed.
5. Section 357.08(b)(1) which states that the required rear yard is 34'-6" and 6 feet are proposed.
6. Section 357.09(2)(B) which states that no building shall be erected less than 10 feet from a main building on an adjoining lot within a Residence District; 6 feet and 4 feet are proposed. Also, the interior side yard shall not be less than one fourth the height of the main building on the same premises; in this case 8 feet 6 inches are required where 4 feet and 3 feet are proposed. (Filed January 22, 2015)

9:30
Calendar No. 15-007: 2031 West 19 Street Ward 3
Joe Cimperman
9 Notices

DI Development, owner, proposes to erect a 22' x 83' 3 story two family residence with attached garage in a B1 Two Family Residential District. The owner appeals for relief from the following sections of the Cleveland Codified Ordinances:

1. Section 355.04(b) which states that the maximum gross floor area shall not exceed 50 percent of the lot area. In this case 50 percent of the lot area is 1,496 square feet and 1,826 square feet are proposed.
2. Section 355.04(b) which states that the minimum lot width permitted for a two family use is 50 feet and 30 feet are proposed.
3. Section 355.04(b) which states that the minimum required lot area for a two family house is 6000 square feet and 2,992 square feet are proposed.

4. Section 357.04(b) which states that the required front yard is 14'-9" and 10 feet are proposed.
5. Section 357.08(b)(1) which states that the required rear yard is 34'-6" and 6 feet are proposed.
6. Section 357.09(2)(B) which states that no building shall be erected less than 10 feet from a main building on an adjoining lot within a Residence District; 6 feet and 4 feet are proposed. Also, the interior side yard shall not be less than one fourth the height of the main building on the same premises; in this case 8 feet 6 inches are required where 5 feet and 1 foot are proposed. (Filed January 22, 2015)

POSTPONED FROM DECEMBER 29, 2014

9:30
Calendar No. 14-239: 5027 Lorain Avenue Ward 3
Joe Cimperman
15 Notices

Enrique Maldonado, owner, proposes to establish use as a Motor Vehicle Sales Facility with office trailer on a 40' x 132' lot in a C2 Local Retail Business District and a Pedestrian Retail Overlay District. The owner appeals for relief from the following sections of the Cleveland Codified Ordinances:

1. 343.01(b) which states that Motor Vehicle Sales Facility is not permitted in a Local Retail Business District but is first permitted in General Retail Business District per Section 343.11(b)(2)(I)(4).
2. Section 347.11(a) which states that open sales lots are required to be a minimum width of 60 feet and 40 feet are proposed.
3. Section 352.08 through 325.12 which state that a four foot wide landscaped frontage strip is required where the property abuts the street, and a landscape plan is required; no landscape plan is submitted.
4. Section 349.08 which states that an opaque wall, fence or four foot wide landscape strip is required to screen parking spaces from adjoining lot containing residential units.
5. Section 358.05(a)(2) which states that a maximum six foot high fence is permitted in the side yard and an eight foot high fence/gate is proposed.

Section 343.23(e)(1) which states that an open sales lot is prohibited in a Pedestrian Retail Overlay District (filed November 24, 2014).

FIRST POSTPONEMENT MADE AT THE REQUEST OF THE COUNCILMAN TO ALLOW FOR A BLOCK CLUB MEETING.

POSTPONED FROM DECEMBER 29, 2014

9:30
Calendar No. 14-227: 5437 Broadway Avenue (aka 3328 East 55th Street) Ward 5
Phyllis E. Cleveland
17 Notices

4 Ever Social Club, owner, proposes to establish use as a banquet hall for weddings, receptions, and other events in a C2 Local Retail Business District. The owner appeals for relief from the strict application of the following sections of the Cleveland Codified Ordinances:

1. Section 343.11(b)(2)(L) which states that an assembly/banquet hall is not permitted in the Local Retail Business District but is first permitted in General Retail Business.
2. Section 349.04(e) which states that a parking area equal to three times the gross floor area is required and no parking is shown. (filed November 13, 2014).

FIRST POSTPONEMENT MADE AT THE REQUEST OF SLAVIC VILLAGE DEVELOPMENT CORPORATION TO ALLOW FOR MORE TIME FOR REVIEW.

POSTPONED FROM AUGUST 25, 2014

9:30
Calendar No. 14-095: **4207 Clark Avenue** **Ward 3**
Joe Cimperman
14 Notices

Antonio Ortiz, owner, proposes expand an existing nonconforming motor vehicle repair garage located in a C2 Semi-Industry District by constructing a new 1324 square foot detailing shop addition. Owner appeals for relief from the following Sections of the Cleveland Codified Ordinances:

1. Section 345.03 (c) (2) which states that a repair garage for repair or painting of motor vehicles, is permitted in Semi-Industry provided that such use is located not less than one hundred (100) feet from a Residence District and the property abuts a Two Family Residential District.
2. Section 359.01 (a) which states that the expansion of an existing nonconforming use requires Board of Zoning Appeals Approval.
3. Section 343.11(b)(2)(I)(2) states that an automobile laundry cannot be located less than 100 feet from a Residence District and the property abuts a Two Family Residential District.
4. Section 349.04(g) requires 7 off street parking spaces and none are shown (filed May 30, 2014).

FIFTH POSTPONEMENT MADE AT THE REQUEST OF THE APPELLANT DUE TO SCHEDULING CONFLICT.